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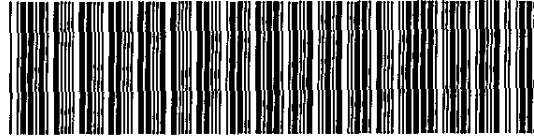
(Business Entity Name)

(Document Number)

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STATE OF NEW YORK

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October 25, 2005

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Westshore Real Estate of Lutz, Inc.

Filing Evidence

- ☒ Plain/Confirmation Copy
- ☐ Certified Copy

Retrieval Request

- ☐ Photocopy
- ☐ Certified Copy

Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include
Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
X	Profit
	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
WESTSHORE REAL ESTATE OF LUTZ, INC.

The undersigned, SALLY RYDER, does hereby make, subscribe, acknowledge and files these Articles of Incorporation for the purpose of becoming a corporation under the laws of the State of Florida.

ARTICLE I
NAME

The name of this corporation shall be WESTSHORE REAL ESTATE OF LUTZ, INC.

ARTICLE II
NATURE OF BUSINESS

The corporation is organized for the purpose of real estate transactions and any other legal purposes, with its principal place of business at 1930 Land O' Lakes Boulevard, Suites 11 & 12, Lutz, Florida, 33549 and mailing address shall be the same.

ARTICLE III
CAPITAL STOCK

The capital stock of this corporation shall consist of Thousand (1000) shares of common stock with par value of One Dollar (\$1.00).

The initial shareholders and amount of shares owned is as follows:

Seventy-five Percent (75%) of common stock to SALLY RYDER and DAVE RYDER; and

Twelve and one-half Percent (12.5%) of common stock to DONALD SUDA; and

Twelve and one-half Percent (12.5%) of common stock to ALAN DAY.

The 1000 shares held by the initial stockholder as listed above may not be resold or otherwise transferred to other persons unless such shares are first offered to the remaining stockholders or to this corporation.

ARTICLE IV
TERM OF EXISTENCE

This corporation shall have perpetual existence.

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ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered and corporate office of this corporation is 1930 Land O' Lakes Boulevard, Suites 11 & 12, Lutz, FL, 33549 and the name of the initial registered agent of this corporation at that address is SALLY RYDER.

ARTICLE VI
MANAGEMENT OF BUSINESS

All corporate powers shall be exercised by and under the authority of, and the business and affairs of this corporation shall be managed under, the direction of the shareholders of this corporation. This corporation will not have directors.

ARTICLE VII
OFFICERS OF THE CORPORATION

The officers of the corporation shall be SALLY RYDER as President and Treasurer and DAVE RYDER as Vice President and Secretary.

ARTICLE VIII
INCORPORATORS

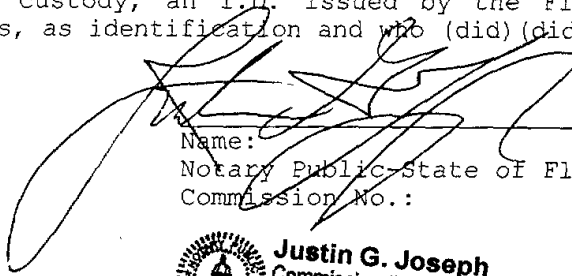
The name and address of the initial incorporator to these Articles of Incorporation are:


SALLY RYDER

1930 Land O'Lakes Blvd.
Suites 11 & 12
Lutz, FL 33549

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 20 day of OCTOBER, 2005, by SALLY RYDER, who is personally known to me or who has produced () a Driver's License or Non-Driver's I.D. issued by Florida or any other U.S. State; () a U.S. Passport or a Foreign Passport stamped by the U.S. Immigration and Naturalization Services; () a U.S. Military I.D.; () a Canadian or Mexican Driver's License issued by an official agency; () for an inmate in custody, an I.D. issued by the Florida Department of Corrections, as identification and who (did) (did not) take an oath.


Name: _____
Notary Public-State of Florida
Commission No.: _____



Justin G. Joseph
Commission # DD415306
Expires April 5, 2009
Bonded Troy Fair - Insurance, Inc. 800-366-7019

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes, the following is submitted:

WESTSHORE REAL ESTATE OF LUTZ,^{INC} desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of Lutz, State of Florida, has named SALLY RYDER, located at 1930 Land O' Lakes Boulevard, Suites 11 & 12, Lutz, FL, 33549 as its agent to accept service of process within Florida.

SIGNATURE: Sally Ryder

TITLE: INCORPORATOR

DATE: 10-20-05

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Sally Ryder
SALLY RYDER

10-20-05
Date

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CLERK OF COURT
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CLERK OF COURT

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